

PRELIMINARY SCENARIO CONCEPTS

Companion Guide

What assumptions went into the scenarios?

The scenarios assume as a baseline:

1. Residential and Nonresidential projections done in 2015, indicate:
 - **Zoned potential** for 6,750 new residential units (including 1,400 planned CU units), and 55,100 new jobs, or
 - **2040 potential** for 6,750 new residential units (reached between 2025 and 2030), and 19,100 new jobs (if growth occurs at the avg. 0.7% nonresidential growth rate).
2. Infill and redevelopment of commercial and mixed use places where most nonresidential growth is already projected.
3. Continuing open space greenbelt policies outside the city – no building there
4. Continuing Residential Growth Management Policy (limiting residential units to no more than 1% per annum, average)
5. Avoiding development in floodplains or hazardous areas.

What land uses and standards may be addressed through centers and corridors focus (Scenario B)?

For Regional Centers, to support new housing, the following land use descriptions may need adjustment: Mixed Use Business, Regional Business, General Business, as well as adjustments to the zoning districts BR-1 and BC-2 and BMS to adjust allowed uses, mixes (e.g., housing vs. non-residential), and intensities.

For Neighborhood Centers, Community Business, and Mixed Use Business. BC-1 and B2-2 zoning districts might also need some changes to the use table (e.g., to restrict office, and/or allow more mixed use housing, or to adjust intensities – possibly lower in some centers and higher in others). May want to call out some centers for additional area/neighborhood planning.

For Corridors, it might take new standards for properties along corridors to address intensities, transitions, etc., and/or possibly specific corridor/area plans.

What land uses and standards may be addressed through Industrial/Innovation Focus (Scenario C)?

The light Industrial category (covering 1,600 acres) about 400 acres, mostly in East Boulder, may be suitable for some changes/overlay to describe more of a mix of uses. This would also entail some changes to the Industrial General zoning district to adjust intensities and allow for more mix of uses (supporting local retail), and housing. Additionally, planning would be necessary to address amenities (parks, plazas, trail connections), and the transportation network and transit services.

Note: The city has several zoning districts that would not be affected by this change, such as Service Industrial and Mixed Services Industrial that would not be changed that would continue to protect small businesses that provide local services in the community (e.g., repair shops). Also, 3/4 of the LI category and industrial general district would not be affected by these changes.